

**CITY COUNCIL & PLANNING & ZONING  
JOINT WORK SESSION  
FRISCO MUNICIPAL COMPLEX  
8750 MCKINNEY ROAD  
COUNCIL CHAMBERS  
FRISCO, TEXAS 75034  
MARCH 1, 2001  
6:30 P.M.**

**MINUTES**

**1. Call to Order/Roll Call.**

Mayor Seei called the meeting to order at 6:40 p.m. and announced a quorum was present. Those present were: Mayor Kathy Seei, Mayor Pro Tem Tracie Reveal, Deputy Mayor Pro Tem Gary Downey, Councilmember Steve Nichols, Councilmember Michael Osuna, Councilmember Maher Maso and Councilmember Mike Simpson.

Staff present: George Purefoy, City Manager, Jason Gray, Assistant to the City Manager, Scott Young, Assistant City Manager, John Lettellier, Director of Planning, Frank Jaromin, City Engineer and Teresa Filgo, Assistant City Secretary.

Planning and Zoning Commission Acting Chairman Scott Seifert called the meeting to order at 6:53 and announced a quorum was present. Those present were: Commissioner Scott Seifert, Commissioner Richard Caplan, Commissioner John Hamilton and Commissioner Jerry Sanders.

**2 Invocation.**

Mayor Seei delivered the invocation.

**3. Pledge of Allegiance.**

Deputy Mayor Pro Tem Downey led the pledge of allegiance.

**4. Presentation by Residential Strategies and the North Central Texas Council of Governments.**

John Lettellier introduced Ted Wilson and Jody Reese of Residential Strategies who presented a report on what lots are selling in Frisco. Mr. Wilson introduced the macro housing business and then introduced Mr. Reese who presented the events in Frisco.

John Lettellier introduced Mike Eastland, Executive Director of North Central Texas Council of Governments, who made a PowerPoint presentation on the impact of water

and sewer and the transportation issue.

Discussion and presentations, no formal action taken.

Mayor Pro Tem Reveal moved to recess at 9:10 p.m. Councilmember Nichols seconded the motion. Motion carried. Vote: 6-0. Commissioner Caplan moved to recess at 9:10 p.m. Commissioner Sanders seconded the motion. Motion carried. Vote: 4-0.

Councilmember Simpson moved to reconvene at 9:15 p.m. Mayor Pro Tem Reveal seconded the motion. Motion carried. Vote: 6-0. Commissioner Caplan moved to reconvene at 9:15 p.m. Commissioner Seifert seconded the motion. Motion carried. Vote: 5-0.

## **5. Discussion regarding lot diversity and best practices.**

John Lettellier gave a brief background on the lot diversity and asked the Council's direction.

Tony Felker spoke on a couple of points: a) against numbers and percentages and look on more what is needed; and b) respond to what is out there today.

Langley Ruede spoke on the market demand and variety of houses.

Justin Wakeland requested to stay with the diversity housing.

The Council was in consensus on the following issues and directives staff to proceed as follows:

- Pursue diverse product type for land slated for residential on comprehensive land use plan that is currently zoned agriculture
- Continue to pursue gaining open space for existing properties zoned SF-5; conduct research on existing SF-1, SF-2, and SF-3 that is ready for development but is not currently being developed and report back
- Establish diverse residential lot product in each of the high school feeder areas
- Continue to pursue quality residential development including: parks, sidewalks and special features
- Proactively implementation of the comprehensive land use plan as it relates to neighborhood centers and surrounding residential development
- Identify a) large segments of property that are most amendable to neighborhood centers with diverse residential product type surrounding the neighborhood center; and b) owners with contiguous properties who may be willing to work together to accomplish same
- Name open space as a separate zoning category – staff is already working on an overlay district to address this issue
- Initiate an incentive matrix in the near future to encourage these issues on which the Council is in consensus

- Quick hits: a) make the front yard/side yards setbacks consistent for SF-5, SF-4 and SF-3 – could see more developers ready to do SF-3; and b) do not require curbs and gutters on Residential Estate to bring down developer cost

Issues on which the Council is not in consensus:

- Whether or not the smaller size lot creates workforce housing
- If floodplain is to be considered open space
- For zoning requests where staff is unsure of Council intent, present developer requests to the Council early in the submission process to allow debate on emerging issues and allow correction before the developer/staff invest time in pursuing a direction the Council will not support
- Calculate a true and accurate density against the area that is developed – bring back as an agenda item
- Staff to present a report at a Council meeting in May

Discussion only, no formal action taken.

**6. Discussion regarding Zoning Case Z2000-18 Applicant(s): 1200 F.M. 720 Assoc., Ltd. A request to rezone 6.0± acres from Agricultural to Commercial-1 on the north side of F.M. 720, 1,550± feet east of F.M. 423. Neighborhood #44.**

John Lettellier presented a brief background on the corner of FM720 and FM 423 where the request is located.

Commissioner Caplan presented a PowerPoint picture of the corner.

The consensus of the City Council and the Planning and Zoning Commission was to recommend the consideration of changing the comprehensive land use plan on the northeast corner of FM 720/FM 423 other than residential.

Staff is to take this request through the process to consider changing the comprehensive land use plan for this corner.

Discussion only, no formal action taken.

**7. Discussion regarding Specific Use Permit SUP2000-12 Applicant(s): 1200 F.M. 720 Assoc., Ltd. A request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres on the north side of F.M. 720, 1,550± feet east of F.M. 423. Zoned Agricultural. Requested zoning is Commercial-1. Neighborhood #44.**

This item was discussed with Item #6.

**8. Discussion regarding amending Frisco Ordinance Nos. 00-12-23, 00-10-16, 00-05-19 and 00-08-18 providing for the extension of a temporary suspension of the acceptance of the applications for zoning cases, concept plans, preliminary site**

**plans, final site plans, conveyance plats, preliminary plats, final plats and replats for multifamily developments in the City of Frisco.**

This item was not discussed.

**9. Adjourn.**

There being no further discussion, the meeting adjourned at 11:38 p.m.

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Kathleen A. Seei, Mayor

ATTEST:

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Nan Parker, City Secretary